



September 2007

- The total number of apartments surveyed in Whitehorse in September 2007 856
- The vacancy rate for all units surveyed in Whitehorse in September 2007 4.0%
- The median rent for all units surveyed in Whitehorse in September 2007 \$700

1 Monthly Median Rent

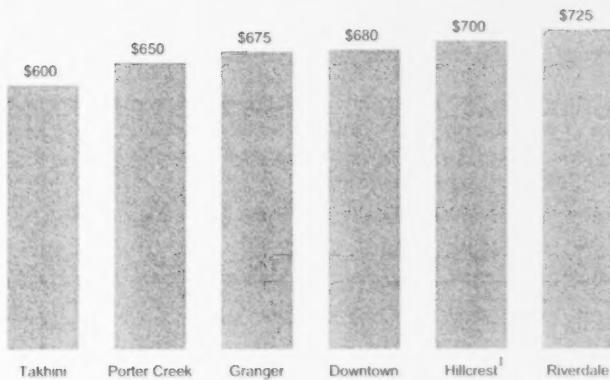
Monthly Median Rent for All Units September 2006 to September 2007

Median Rent

'Median rent' refers to the rental value at which one-half of the rents are higher and one-half of the rents are lower. This middle point is a better indicator of prices than average rent would be.

		Whitehorse								
		Whitehorse Total	Down- town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
2007	Sept.	700	680	675	700 ¹	650	725	600	675	625
	June	680	675	675	750	650	725	560	675	625
	March	680	675	675	750	650	700	600	595	625
2006	Dec.	675	675	675	750	650	700	560	595	625
	Sept.	675	660	638	720	650	700	560	595	625

Median Rents in Whitehorse, September 2007



The median rent in Whitehorse increased from \$675 in September '06 to \$700 in September '07, an increase of \$25, or 3.7%. During the same time period, median rents in various Whitehorse subdivisions changed as follows:

- Downtown rents increased \$20, or 3.0%.
- Granger rents increased \$37, or 5.8%.
- Porter Creek rents stayed the same.
- Riverdale rents increased \$25, or 3.6%.
- Takhini rents increased \$40, or 7.1%.

The median rent in Watson Lake increased \$80, or 13.4% between September '06 and September '07, while the median rent in Dawson City remained unchanged during the same time period.

¹ See footnote 1 on page 4

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Vacancy Rate

Monthly Vacancy Rates for All Units September 2006 to September 2007

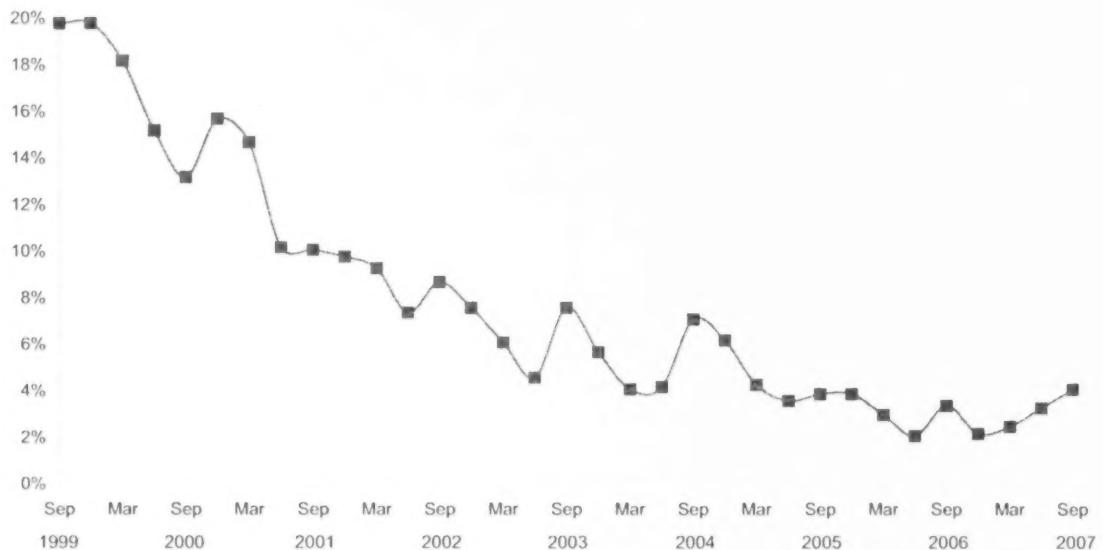
'Vacancy rate' refers to the percentage of all apartments surveyed that are currently vacant and available to rent.

		Whitehorse									
		Whitehorse Total	Down- town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City	
2007	Sept.	4.0	4.0	0.0	4.2 ¹	8.7	2.7	11.8	11.4	0.0	
	June	3.2	3.7	0.0	4.6	4.3	1.2	11.8	8.6	0.0	
	March	2.4	0.3	0.0	8.0	4.3	0.8	17.6	28.6	25.0	
2006	Dec.	2.1	1.7	0.0	1.1	4.3	3.1	0.0	25.7	25.0	
	Sept.	3.3	3.9	0.0	2.3	0.0	3.4	2.0	34.3	37.5	

¹ See footnote 1 on page 4

The vacancy rate in Whitehorse reached a high of 19.7% in September and December 1999. The vacancy rate then began a steady decline as economic conditions in Whitehorse rebounded following the Faro mine closure in the late '90s. From 2002 through 2004, the vacancy rate fluctuated between 5% and 9%. Beginning in 2005, the vacancy rate in Whitehorse has remained very low, in fact the vacancy rate has been below 4% since June of 2005 until this September's rate of 4.0%. September's vacancy rate represents 34 vacant apartments out of 856 surveyed.

Whitehorse Vacancy Rate September 1999 to September 2007



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Apartment Size and Location

Median Rent by Apartment Size and Location, September 2007

In Whitehorse subdivisions, the median rent for all sizes of apartments ranged from a high of \$725 in Riverdale to a low of \$600 in Takhini. As would be expected, the median rents in Whitehorse for 3+ bedroom units were highest at \$850, followed by 2-bedroom apartments at \$725, 1-bedroom apartments at \$680, and bachelor units at \$600.

	Whitehorse Total	Down-town	Granger	Whitehorse Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
(\$)									
ALL	700	680	675	700	650	725	600	675	625
BACHELOR	600	600	..	550	538	650	600	550	550
1-BEDROOM	680	680	600	650	550	725	700	563	700
2-BEDROOM	725	750	700	780 ¹	800	725	..	750	..
3+ BEDROOM	850	895	..	..	900	850	..	600	..

The vacancy rate in Whitehorse subdivisions ranged from a low of 0.0% in Granger to a high of 11.8% in Takhini. Overall in Whitehorse, the highest vacancy rate was found in bachelor suites (11.2%), followed by 1-bedroom apartments (3.3%), 2-bedroom apartments (2.3%), and 3+ bedroom apartments (1.6%).

Vacancy Rate by Apartment Size and Location, September 2007

	Whitehorse Total	Down-town	Granger	Whitehorse Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
(%)									
ALL	4.0	4.0	0.0	4.2	8.7	2.7	11.8	11.4	0.0
BACHELOR	11.2	11.4	..	0.0	0.0	0.0	14.0	0.0	0.0
1-BEDROOM	3.3	2.4	0.0	6.9	10.0	3.9	0.0	16.7	0.0
2-BEDROOM	2.3	1.1	0.0	2.8 ¹	0.0	3.0	..	10.5	..
3+ BEDROOM	1.6	0.0	14.3	0.0	..	0.0	..

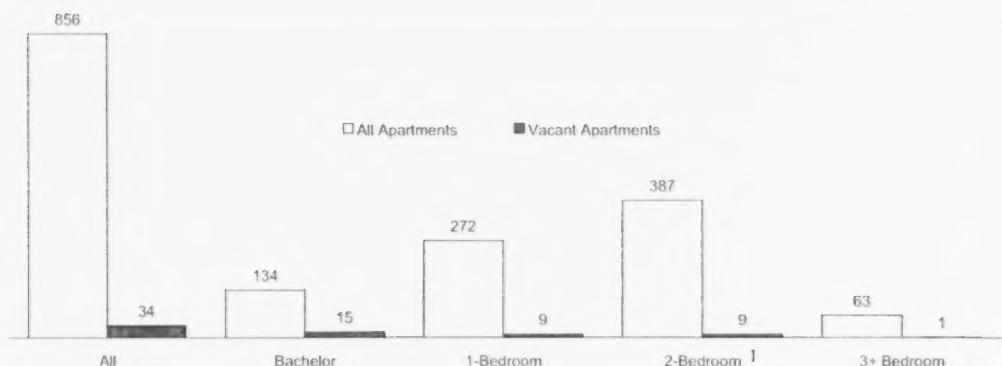
¹ See footnote 1 on page 4

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Distribution of Apartments and Vacancies**Total Number and Vacant Apartments by Type and Location, September 2007**

The total number of apartments in the Whitehorse portion of the survey was 856. Of these, 34, or 4.0%, were vacant as of September 2007. The table below provides a brief breakdown of the occupied apartments and vacant apartments surveyed.

		Whitehorse Total	Down-town	Granger	Whitehorse Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
ALL	number	856	349	27	72 ¹	23	334	51	35	8
	vacant	34	14	0	3 ¹	2	9	6	4	0
BACHELOR	number	134	79	..	7	2	3	43	3	4
	vacant	15	9	..	0	0	0	6	0	0
1-BEDROOM	number	272	168	6	29	10	51	8	12	4
	vacant	9	4	0	2	1	2	0	2	0
2-BEDROOM	number	387	95	21	36 ¹	4	231	..	19	..
	vacant	9	1	0	1 ¹	0	7	..	2	..
3+ BEDROOM	number	63	7	..	..	7	49	..	1	..
	vacant	1	0	..	..	1	0	..	0	..

Distribution of Whitehorse Rental Units and Vacancies, September 2007

The Yukon Rent Survey is a Yukon Bureau of Statistics survey that is carried out every third month (March/June/September/December) in Whitehorse, Watson Lake and Dawson City. This survey began in the Yukon in 1977 and has continued to the present with only minor changes in survey design. The survey covers all buildings with four or more units. Buildings with less than four units (such as houses, suites and duplexes) are excluded from the survey.

1. Due to non-response of a landlord in Hillcrest for September 2007, the figures for Hillcrest 2-bedroom apartments are not a complete representation of all Hillcrest 2-bedroom apartments.

.. = not applicable

